

1 Jeffrey L. Hartman, Esq., #1607
2 **HARTMAN & HARTMAN**
3 510 West Plumb Lane, Suite B
4 Reno, Nevada 89509
5 Telephone: (775) 324-2800
6 Fax: (775) 324-1818
7 notices@bankruptcyreno.com

5 || Attorney for Jeri Coppa-Knudson, Trustee

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

9 IN RE: CASE NO. BK-N-14-50333-BTB
10 ANTHONY THOMAS and CASE NO. BK-N-14-50331-BTB
WENDI THOMAS,
11 (Jointly Administered)
AT EMERALD, LLC,
12 CHAPTER 7
Debtors.
NOTICE OF INTENT TO ABANDON

NOTICE OF INTENT TO ABANDON; REQUEST FOR ORDER

Hearing Date: March 6, 2019
Hearing Time: 10:00 a.m.

17 Chapter 7 trustee, Jeri Coppa-Knudson (“Trustee”), hereby gives notice of her intent
18 to abandon the estate’s interest in improved real property identified as 397 Second Avenue,
19 Portola, California , APN 126-123-001 (“the Property”). The Property is burdensome to the
20 estate. This Notice is given pursuant to 11 U.S.C. § 554(a) and F.R.Bankr.P. 6007(a) and is
21 supported by the separately filed Trustee’s Declaration. Following hearing on this Notice,
22 the Trustee requests entry of an order authorizing the abandonment. Pursuant to F.R.Evid.
23 201, the Trustee requests the Court take judicial notice o f the papers on file in these jointly
24 administered cases.

RELEVANT FACTS

26 1. These cases were initially filed by Debtors as chapter 11 petitions on March 4,
27 2014 (“Petition Date”). The chapter 11 cases were converted to chapter 7 on August 29,
28 2014 and the Trustee was appointed to administer the estates.

1 2. On the Petition Date, Debtors filed their Schedules of Assets and Liabilities and
2 Statement of Financial Affairs.

3 3. As of the Petition Date, Debtors' Schedule A indicated that they owned no real
4 property.

5 4. In response to Question 10 of the Statement of Financial Affairs, under penalty of
6 perjury, Debtors stated that in 2008 they had transferred a residence in Portola, California
7 (the “Property”), to Debtor Anthony Thomas’ parents for \$200,000.

8 5. Debtor Anthony Thomas' mother is listed on Schedule F as an unsecured creditor
9 for \$200,000.

10 6. Debtors took title to the Property by Grant Deed recorded in Plumas County on or
11 about September 11, 2000 as document no. 2000-06518.

12 7. As of the Petition Date, the Debtors still held record title to the Property.

13 8. In July 2018, the Trustee filed her Motion For Turnover related to the Property.

14 | DE 353.

15 9. The Debtor has testified that in 2008 he and Mrs. Thomas executed a deed
16 transferring title to the Property to the Debtor's parents; however, the deed was never
17 recorded.

18 10. Because the Property is unoccupied, the Trustee has been unable to obtain
19 insurance coverage.

LAW

21 Section 554(a) provides, generally, that a trustee, upon notice and a hearing, may
22 abandon property that is either burdensome to the estate or of inconsequential value. Here,
23 the inability to obtain insurance coverage for the Property makes it burdensome to the estate.
24 Neither § 554 nor F.R.Bankr.P. 6007 contemplates obtaining an order on abandonment.
25 Nevertheless, it is the Trustee's practice to request an order authorizing the abandonment.

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CONCLUSION

Based upon the foregoing, the Trustee requests an order authorizing abandonment of the Property, effective as of the date of the hearing.

DATED: February 4, 2019.

HARTMAN & HARTMAN

/S/ Jeffrey L. Hartman
Jeffrey L. Hartman, Esq. for Trustee